



## Historic Preservation Services

### Community Development & Neighborhood Services

281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

970.416.4250

[preservation@fcgov.com](mailto:preservation@fcgov.com)

[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

## CERTIFICATE OF APPROPRIATENESS

**ISSUED: October 12, 2020**

**EXPIRATION: October 12, 2021**

Andrew Perzigian & Louise C. Bleakley  
3938 20<sup>th</sup> Street  
San Francisco, CA 94114-2907

Dear Mr. Perzigian and Ms. Bleakley:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the Wynkoop/Plummer House/Ballard Apartment Building at 902-904 Remington Street have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Expansion of basement windows in apartment units for egress; installation of vinyl slider windows

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com) or 970-416-4250.

Sincerely,

Jim Bertolini  
Historic Preservation Planner

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p><b>The building will remain in residential use.</b></p>	Y
SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p><b>This building was constructed in 1921 as a two-unit frame apartment building with a basement for storage and utility space. It is not clear when the downstairs units were finished into separate dwellings, turning the property into a fourplex, but it appears to have been in place by 1979 based on historic photographs. The building’s character-defining features include the Craftsman detailing such as paired, front-gabled porticos, a low-sloped side-gabled roof, exposed rafter tails and braces, wood shingle wall cladding, and the raised basement. It’s windows have already been fully replaced with vinyl (this modification does not appear to have been subject to Preservation review at the time of installation).</b></p> <p><b>The basement windows are already modern vinyl units adapted at a previous point, and expansion on the north and south elevations. The original basement window modification does not appear to have been subject to historic review based on codes at the time. The modification of these non-historic windows does not appear to have a more significant effect on the historic building’s character-defining features than has already occurred. While the vinyl window treatment did not meet this Standards, this modification meets this Standard under current conditions.</b></p>	Y
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p><b>The new egress window units will be clearly recognizable as new construction, using modern materials (vinyl), modern window configuration (slider), and modern materials for the egress window well. It does meet this Standard.</b></p>	Y

<b>SOI #4</b>	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	<b>N/A</b>
<b>SOI #5</b>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p><b>This project is modifying modern features along the raised basement. While the raised basement is a defining feature of the building, this window modification has a negligible effect on that feature.</b></p>	<b>Y</b>
<b>SOI #6</b>	<i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i>	<b>N/A</b>
<b>SOI #7</b>	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	<b>N/A</b>
<b>SOI #8</b>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p><b>Excavation for the new window wells is minimal and in already disturbed soils.</b></p>	<b>N/A</b>
<b>SOI #9</b>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p><b>Minor demolition of historic wood window framing and the concrete perimeter wall foundation is necessary to meet egress sill height and surface dimensions. This type of modification is standard when finishing historic raised basement areas for modern code compliance. While the existing vinyl window configurations disrupt the historic character of the property to a minor degree, the addition of egress windows to this configuration is not aggravating that disruption.</b></p>	<b>Y</b>
<b>SOI #10</b>	<i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	<b>N/A</b>

**D. M. FERRIN**  
4336 E. County Road 48  
Fort Collins, Colorado 80524

970-493-9394

P.E. #11585

Date: Oct. 5, 2020

Basement Safe  
Attn: Brian Stephenson  
519 N. Overland Trail  
Fort Collins, CO 80521

Site Address: 902 ½ Remington  
Fort Collins, CO.

The above site was personally inspected on October 2, 2020. The plans indicate the existing windows (two 30") that are to be removed and replaced with approved 30"x4' "egress windows" are located on the North side (middle windows) of the one story house. The existing windows are side by side in a concrete foundation topped by a wooden sill plate and rim joist with wooden headers.. The siding above is wood. The new egress windows will require no disturbance to this existing sill plate and rim joist and header and should not require special frames. Therefore, the windows are approved for replacement.

Sincerely,

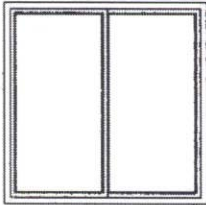
*Dave*

David Ferrin  
P.E. #11585



# TYPICAL PLAN VIEW INSTALLATIONS OF THE BASEMENT SAFE EGRESS WINDOW SYSTEM

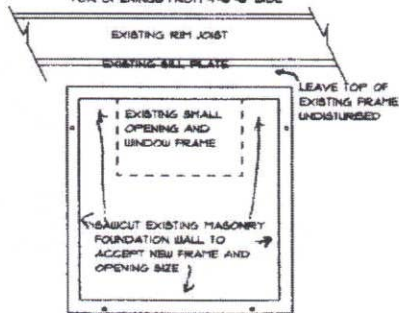
NOT TO SCALE



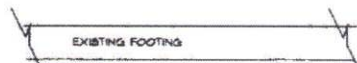
ALL INSTALLATIONS TO  
HAVE 4'X4' VINYL SLIDING  
WINDOW WITH U FACTOR LESS  
THAN 0.32



AS LONG AS EXISTING SILL PLATE  
AND RIM JOIST REMAIN UNDISTURBED  
4'X4' ALUMINUM FRAME IS  
DESIGNED TO SUPPORT UP TO  
3 STORIES AND ROOF LOAD.  
FRAME WOULD NEED TO BE  
CONSTRUCTED OF 4'X4' ANGLE  
FOR OPENINGS FROM 4'-6"-6' WIDE



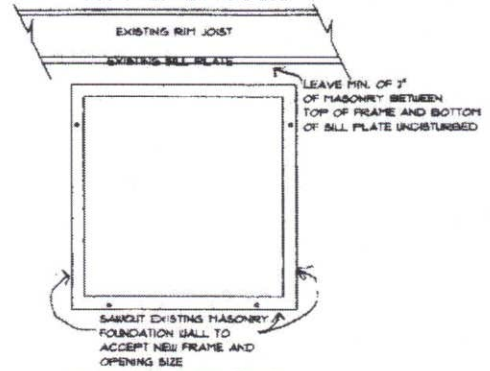
4'X4' STRUCTURAL ALUMINUM FRAME  
MADE FROM 3'X3'X1/4" ALUMINUM ANGLE  
IRON. ATTACHED TO MASONRY FOUNDATION  
WALL WITH 4-3/8'X3" SIMPSON TITEN ANCHORS.  
1/4'X1/4' BUTYL RUBBER TAPE TO BE USED ON  
ALL 4 SIDES AS SEALANT BETWEEN FRAME AND WALL



INSTALLATION CENTERED  
ON EXISTING WINDOW



AS LONG AS EXISTING SILL PLATE  
AND RIM JOIST REMAIN UNDISTURBED  
4'X4' ALUMINUM FRAME IS  
DESIGNED TO SUPPORT UP TO  
3 STORIES AND ROOF LOAD.  
FRAME WOULD NEED TO BE  
CONSTRUCTED OF 4'X4' ANGLE  
FOR OPENINGS FROM 4'-6"-6' WIDE

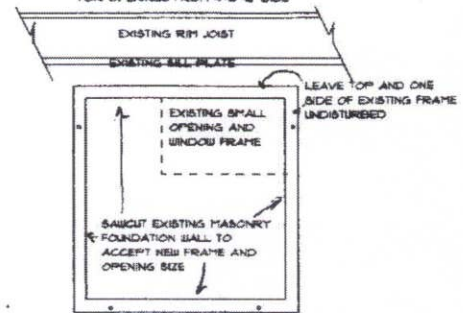


4'X4' STRUCTURAL ALUMINUM FRAME  
MADE FROM 3'X3'X1/4" ALUMINUM ANGLE  
IRON. ATTACHED TO MASONRY FOUNDATION  
WALL WITH 4-3/8'X3" SIMPSON TITEN ANCHORS.  
1/4'X1/4' BUTYL RUBBER TAPE TO BE USED ON  
ALL 4 SIDES AS SEALANT BETWEEN FRAME AND WALL

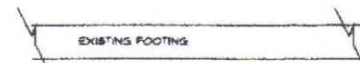
FOUNDATION WALL WITH  
NO EXISTING WINDOW



AS LONG AS EXISTING SILL PLATE  
AND RIM JOIST REMAIN UNDISTURBED  
4'X4' ALUMINUM FRAME IS  
DESIGNED TO SUPPORT UP TO  
3 STORIES AND ROOF LOAD.  
FRAME WOULD NEED TO BE  
CONSTRUCTED OF 4'X4' ANGLE  
FOR OPENINGS FROM 4'-6"-6' WIDE



4'X4' STRUCTURAL ALUMINUM FRAME  
MADE FROM 3'X3'X1/4" ALUMINUM ANGLE  
IRON. ATTACHED TO MASONRY FOUNDATION  
WALL WITH 4-3/8'X3" SIMPSON TITEN ANCHORS.  
1/4'X1/4' BUTYL RUBBER TAPE TO BE USED ON  
ALL 4 SIDES AS SEALANT BETWEEN FRAME AND WALL



INSTALLATION USING ONE  
SIDE OF EXISTING WINDOW

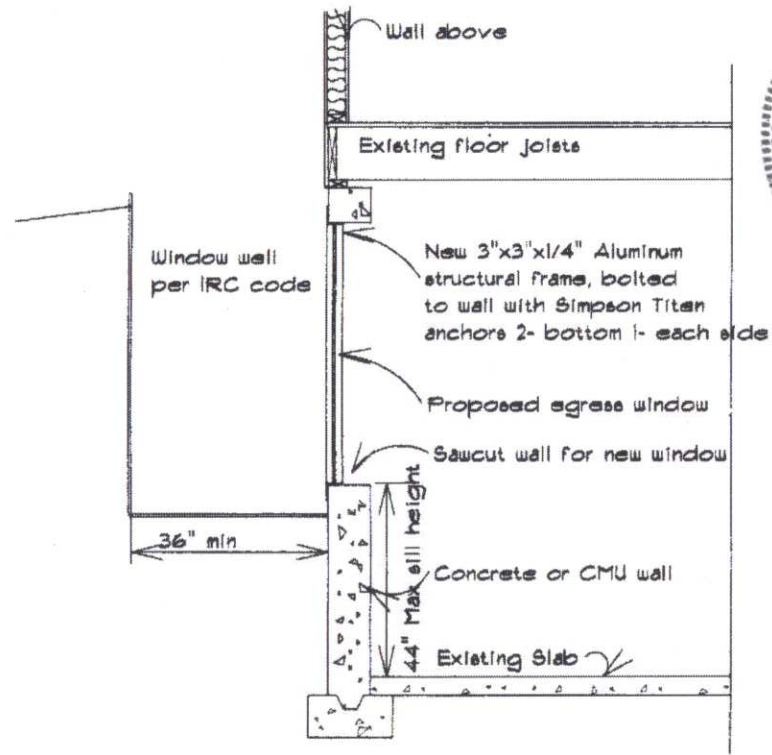
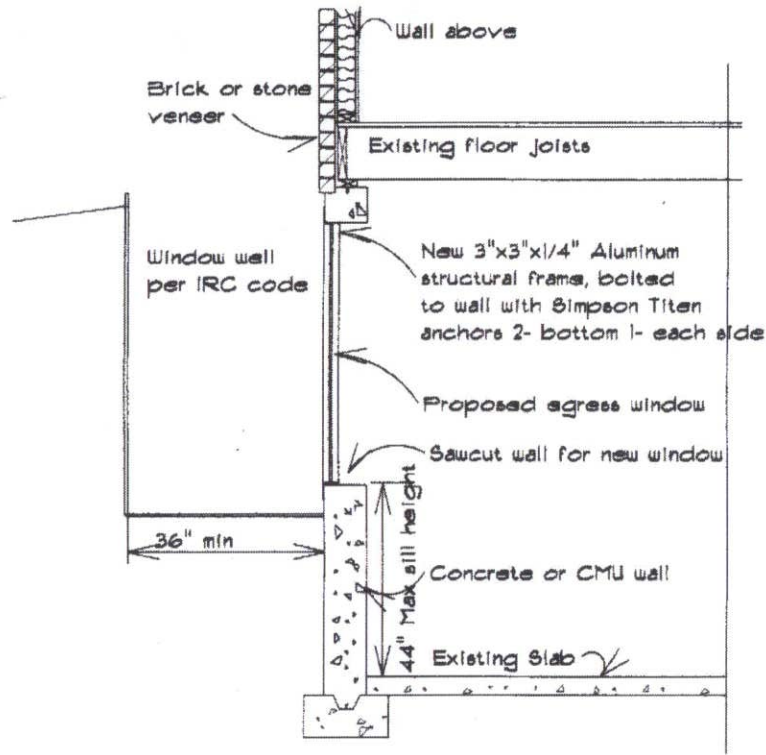




# TYPICAL BASEMENT EGRESS WINDOW INSTALLATION SECTION

NOT TO SCALE

Egress Standard section.bmp



5/28/2020









Parking for  
906-908 Remington  
**ONLY**  
  
Violators  
Will be Towed at  
YOUR expense







